

127.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

665,900 /

665,900

665,900 /

665,900

665,900 /

665,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		GLOUCESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GUERTIN KENNETH A/LYDIA REED	
Owner 2:	
Owner 3:	

Street 1: 50 GLOUCESTER STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02476	Type: <input type="text"/>

PREVIOUS OWNER	
Owner 1: BAUM DAVID A/ETAL -	
Owner 2: LITOVSKY RUTH Y -	
Street 1: 50 GLOUCESTER STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02476	Type: <input type="text"/>

NARRATIVE DESCRIPTION	
This parcel contains 3,874 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

101	One Family	3874	Sq. Ft.	Site	0	70.	1.38	8															
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IN PROCESS APPRAISAL SUMMARY

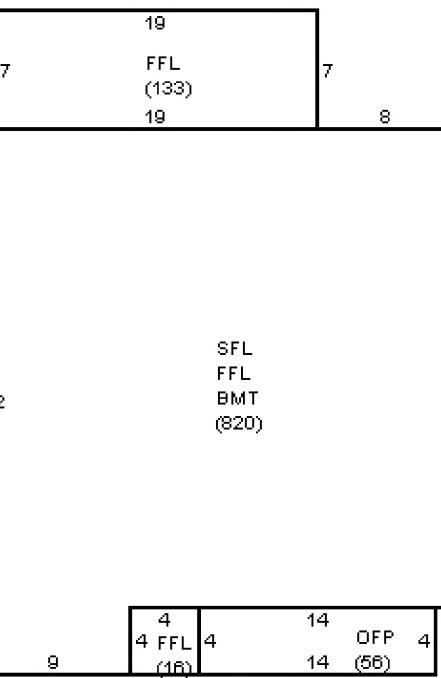
Legal Description								User Acct
								82172
								GIS Ref
								GIS Ref
								Insp Date
								12/01/17
								19872!
								!9872!
Parcel ID								127.0-0005-0010.0
PRINT								PRINT
Date								Date
12/11/20								12/11/20 00:16:10
LAST REV								LAST REV
Date								Date
03/22/18								03/22/18 12:25:07
ASR Map:								ASR Map:
Fact Dist:								Fact Dist:
Reval Dist:								Reval Dist:
Year:								Year:
LandReason:								LandReason:
BldReason:								BldReason:
CivilDistrict:								CivilDistrict:
Ratio:								Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BAUM DAVID A/ET	1239-159		7/13/2001		446,500
GARTON WILLIAM/	1127-180		6/10/1994		227,000
				No	No
				Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
4/20/2011	304	Re-Roof	13,900							12/1/2017	MEAS&NOTICE	HS	Hanne S						
7/15/1994	352		2,500					REMODEL ATTIC		10/22/2008	Meas/Inspect	355	PATRIOT						
										5/18/2000	Inspected	276	PATRIOT						
										11/29/1999	Measured	264	PATRIOT						
										10/1/1991		PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average									19	7	7											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:									FFL (133)	19	8											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	3/4 Bath: 1	Rating: Average																						
GENERAL INFORMATION				A 3QBth: 1	Rating:																						
Grade: C - Average				1/2 Bath: 1	Rating:																						
Year Blt: 1917		Eff Yr Blt:		A HBth: 1	Rating:																						
Alt LUC:		Alt %:		OthrFix: 1	Rating:																						
Jurisdct: G12		Fact: .		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																			
Const Mod:		Lump Sum Adj:		Kits: 1	Rating: Average									Level	FY LR DR D K FR RR BR FB HB L O												
INTERIOR INFORMATION				A Kits: 1	Rating:									Other													
Avg Ht/FL: STD				Fpl: 1	Rating:									Upper													
Prim Int Wall: 2 - Plaster				WSFlue: 1	Rating:									Lvl 2													
Sec Int Wall: %				CONDOS INFORMATION												Lvl 1											
Partition: T - Typical				Floor:												Lower											
Prim Floors: 3 - Hardwood				% Own:												Totals	RMs: 7	BRs: 3	Baths: 1	HB							
Sec Floors: %				Name:																							
DEPRECIATION				REMODELING				RES BREAKDOWN																			
Phys Cond: AG - Avg-Good 26. %				Exterior:				No Unit RMS BRS FL																			
Functional: %				Interior:				1 7 3 M																			
Economic: %				Additions:																							
Special: %				Kitchen:																							
Override: %				Baths:																							
Total: 26.4 %				Plumbing:																							
CALC SUMMARY				Electric:																							
Basic \$ / SQ: 130.00				Heating:																							
Size Adj.: 1.24456394				General:																							
Const Adj.: 0.98990101				Totals																							
Adj \$ / SQ: 160.159				1 7 3																							
Other Features: 70000																											
Grade Factor: 1.00																											
NBHD Inf: 1.00000000																											
NBHD Mod:																											
LUC Factor: 1.00																											
Adj Total: 394680																											
Depreciation: 104195																											
Depreciated Total: 290484																											
MOBILE HOME				COMPARABLE SALES																							
Make: []				Rate				Parcel ID				Typ				Date				Sale Price							
Model: []																											
Serial #: []																											
Year: []																											
Color: []																											
SPEC FEATURES/YARD ITEMS																PARCEL ID 127.0-0005-0010.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N																Total Yard Items: []	Total Special Features: []	Total: []									



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	987	160.160	158,077	SFL	95				
BMT	Basement	820	48.050	39,399						
SFL	Second Floor	779	160.160	124,764						
OPP	Open Porch	56	43.560	2,439						
Net Sketched Area: 2,642				Total: 324,679						
Size Ad	1766	Gross Are	2683	FinArea	1766					

IMAGE

